



**GOVERNMENT OF THE PUNJAB
PLANNING & DEVELOPMENT BOARD
(INDUSTRIES SECTION)**

WORKING PAPER FOR PDWP

PROJECT PROFILE

1.	Project Title	Establishment of Material Testing Laboratories in Gujranwala and Sialkot in Collaboration with The Urban Unit.	
2.	Location	Sambrial, Sialkot	
3.	Sponsoring Agency	Industries, Commerce and Investment Department	
4.	Executing Agency	The Urban Unit	
5.	Name of relevant departments / stakeholders invited in Pre PDWP	P&D Board, PSIC, and The Urban Unit	
6.	Operation and Maintenance	The Urban Unit	
7.	Estimated Cost (Rs. in million)	Printed in ADP 2024-25	Proposed
		1000.000	1731.213
8.	Gestation Period	5 Years	
9.	Source of Funding	ADP 2024-25 GS No. 3339	
10.	Allocation	Rs.500.00 Million	

11. BRIEF BACKGROUND AND DESCRIPTION

In 2006, the establishment of a Sports Goods & Material Testing Laboratory in Sialkot was initiated with a total cost of Rs. 265.602 million. The building was completed in 2010 at a cost of Rs. 32.823 million, but due to a non-procurement of machinery and recruitment of staff, the project stalled. A revised PC-I was submitted in 2012, but the Planning & Development Board (P&D Board) did not recommend proceeding further in the matter citing the availability of similar facilities in Lahore and Sialkot. Efforts to address gaps in existing setups and fund the project through public-private partnerships remained unsuccessful.

In 2016, PSIC hired a consultant to assess and develop the feasibility to revive the project, but the consultant failed to deliver within the agreed timeframe, leading to the termination of the contract in 2017. The project remained dormant until 2022 when renewed efforts were made to revive the initiative, including consultations with stakeholders such as trade associations and local industries. In 2022, PSIC attempted again and moved a revised PC-II, allocating Rs. 50.00 million for the feasibility study, which aimed to assess the testing needs of industries in Sialkot, Gujranwala, and Gujrat. Despite delays, discussions continued, PSIC attempted to address the observations from the P&D Board in 2023.

In the 2024-2025 Annual Development Program (ADP) GS No. 3339, the project titled "Establishment of Material Testing Laboratories in Gujranwala and Sialkot in Collaboration with The Urban Unit" has been proposed. The Urban Unit has been tasked with the execution of this project, which aims to establish material testing laboratories in key industrial hubs. These facilities, located in Gujranwala and Sialkot, will provide advanced testing services for local industries, particularly in sectors like surgical instruments and electric fans manufacturing, thereby enhancing product quality and compliance with international standards.

Prominent industrial cities in Punjab, have evolved over a period of time as dynamic manufacturing clusters with a significant presence in international markets. Cities such as Gujranwala and Sialkot are renowned for their expertise in surgical instruments, electric fans and other export-oriented products. However, lack of well-defined local quality standards and limited access to advanced testing facilities have hindered the ability of businesses in these clusters to meet the stringent compliance requirements set by international buyers and countries. This limitation particularly affects small and medium enterprises, as getting tests conducted from foreign facilities is often expensive, creating a significant barrier to export growth and market expansion.

12. PROJECT OBJECTIVES

The Material Testing Lab project is designed to meet critical objectives that will strengthen the competitiveness of Punjab's industrial base, with a strong focus on enhancing product standardization, improving market access, and increasing exports. These objectives align with the Punjab Growth Strategy, which emphasizes industrial growth, technological and export-led economic development. The primary goal of this project is to streamline the certification of products, ensuring that local manufacturers particularly in key sectors of surgical instruments, electrical fans meet stringent international safety and quality standards. By offering state-of-the-art testing facilities, the lab will enable industries to obtain the necessary certifications for exporting to high-value markets such as Europe, USA, and Middle East.

A central objective of the project is to improve market access for local manufacturers, especially small and medium enterprises (SMEs). The lab will provide affordable and accessible testing services that help SMEs meet global compliance requirements. By offering these services locally, the project reduces the reliance on costly foreign testing facilities, making it easier and faster for businesses to access international markets, thereby supporting their growth and integration into global supply chains.

13. SCOPE OF THE PROJECT

The project is geographically positioned within the industrial hubs of Gujranwala and Sialkot, two cities renowned for their substantial contributions to Pakistan's exports, particularly in precision manufacturing sectors such as surgical instruments and electrical appliances. The choice of location has already been marked by available structure

constructed in 2012 in Sambrial, Sialkot which leverages the established industrial infrastructure and skilled labor pools.

The laboratory is designed to offer testing services that are critical for local manufacturers to meet international quality and safety standards. This facility will focus primarily on sectors that produce surgical instruments and electric fans, providing essential support in testing for quality assurance, compliance, and certification to export markets such as Europe, the USA, and the Middle East. It supports local industries in obtaining the necessary certifications required for global market access, thus enhancing their export potential and economic viability. The operational scope includes the development of testing protocols and continuous improvement practices that align with the international standards, ensuring that the products manufactured in these regions can compete effectively in the global marketplace.

14. REVISED FEATURES OF THE SCHEME:

- Establishment of dual-purpose testing facilities with a specialized material testing laboratory set up in Sambrial, targeting the needs of the surgical instruments industries.
- Provision of advanced testing services to help local manufacturers meet international standards, improving export competitiveness.
- Collaboration with Urban Unit and UNIDO, where Urban Unit will execute the project and UNIDO will provide technical assistance and support for international accreditation.
- Utilization of existing infrastructure, with an unused facility in Sambrial, originally constructed by PSIC, being refurbished to reduce costs and implementation time.
- Cost-effective testing solutions designed for small and medium enterprises (SMEs), addressing financial and logistical barriers to compliance with global standards.
- Alignment with ISO 17025 standards and other global benchmarks to streamline certifications for exports.
- Incorporation of plans for long-term operational sustainability, including technology upgrades and funding mechanisms through public and private partnerships.

15. STAKEHOLDER ANALYSIS

The successful implementation of the "Establishment of Material Testing Laboratories in Gujranwala and Sialkot" project depends on the involvement and collaboration of several key stakeholders:

1. **Government of Punjab:** Initiate policies and interventions to create an enabling environment for business growth and competitiveness, aiming to improve the export potential of local firms.
2. **UNIDO (United Nations Industrial Development Organization):** Provide technical assistance, quality assurance, and compliance support, and facilitates technology transfer.

3. **The Urban Unit:** Serves as the execution agency, responsible for the day-to-day management and operational success of the project.
4. **Local Manufacturing Firms:** Primary beneficiaries, especially those in industries such as sports goods, surgical instruments, cutlery, hand-tools, light engineering, and fans, many of which are small to medium-scale enterprises needing support to meet international standards.
5. **Local Trade Associations and Industrial Clusters:** Represent the collective interests and operational challenges of the manufacturing sectors in the Gujranwala-Sialkot area.

ROLES AND RESPONSIBILITIES:

- **Government of Punjab:** Facilitate the project by providing necessary policy support, ensuring financial backing, and fostering an ecosystem conducive to industrial growth and export readiness.
- **The Urban Unit:** Oversee the construction, equipping, and operation of the testing facilities, ensuring they fulfill their intended roles effectively and efficiently. Urban Unit will be managing operations and subsequently handover to IC&I Department.
- **UNIDO:** Engaged in multiple facets of the project:
 - **Technical assistance:**
 - Lab design & Specifications: UNIDO will prepare design and detailed cost estimation.
 - **Market linkages & Global Best practices:**
 - UNIDO will provide insight into global testing trends, develop linkages with international labs and best practices to ensure the lab remains competitive and can cater to international clients.
 - **Quality Assurance & Compliance:** UNIDO will provide guidance on lab's testing procedures, SOPs and international quality standards (ISO, IEC) for electrical fans/ home appliances, and surgical instruments testing.
 - **Accreditation Support:** Assistance in getting international accreditations and certifications for all testing in the lab including ISO 17025.
 - **Research & Development:** UNIDO will help facilitate research initiatives that explore innovative testing methods or materials, particularly for key industries identified. Partnerships with Global Labs: Establish connections with international material testing labs for knowledge exchange and collaborative research.
 - **Technology Transfer:**
 - Access to State-of-the-Art Equipment: UNIDO will facilitate the procurement and commissioning of modern testing machinery that aligns with international standards, helping the lab stay at the forefront of technological advancement

16. IMPLEMENTATION STRATEGY

Activity	PMU, Lahore	Testing Lab, Sambrial
Design Stage	The Urban Unit	UNIDO's technical assistance to PMU
Building & Construction Stage	n/a	PMU
Equipment Sourcing	n/a	UNIDO for PMU
Staffing	Already done at design stage	PMU with ICI Dept
Operationalization	n/a	Management of lab with ICI Dept
Ownership and Transfer	PMU to end after three years	After 2-3 years of operations, the lab to be transferred under supervisory ownership of ICI Dept
Financing	ICISD Dept through P&D Board	ICI Dept through P&D Board till break even
Gestation period	Five years	Perpetuity

The project execution plan outlines the establishment and operationalization of a specialized testing lab, located in Sambrial: one for surgical instruments and the other for electric fans and home appliances. During the design stage, The Urban Unit will oversee the initial planning, while UNIDO will provide technical assistance specific to the testing lab. The subsequent building and construction phase will involve collaboration. Equipment and sourcing responsibilities for the lab will be managed by UNIDO in collaboration with the PMU, ensuring adherence to required international standards. Staffing for both the surgical testing lab and the electric fans and home appliances lab will be facilitated by the PMU in coordination with the ICISD Department. This ensures that specialized expertise is in place for operational readiness. In the operational phase, management of both lab will be transferred to the ICISD Department. Funding from the ICISD Department, supported by the P&D Board, will sustain lab operations until they achieve financial stability.

17. MONITORING & EVALUATION PLAN:

A Program Steering Committee will be constituted to oversee and facilitate the effective implementation of the "Establishment of Material Testing Laboratories in Gujranwala and Sialkot in Collaboration with The Urban Unit" project. This committee will provide strategic oversight, address challenges, and ensure alignment with the project's objectives.

Program Steering Committee Composition	
Chairman, Planning & Development (P&D) Board	Convener
Secretary, Planning & Development Board	Co-Convener
Secretary, Industries, Commerce, Investment & Skills Development Department (ICISD)	Member
Secretary, Finance Department	Member
CEO, The Urban Unit	Member
COO, The Urban Unit	Member/Secretary
Senior Representative of UNIDO	Member

To ensure seamless execution and operational coordination, a Program Coordination Committee will also be formed. This committee will be responsible for facilitating communication, managing resources, and overseeing day-to-day implementation across all stakeholders.

Program Coordination Committee Composition	
CEO, The Urban Unit	Convener
Member, Planning & Development (P&D) Board	Member
Senior Representative of Industries, Commerce, Investment & Skills Development Department (ICISD)	Member
President, Sialkot Chamber of Commerce and Industry	Member
Chairman, Surgical Instruments Manufacturing Association Pakistan	Member
Chairman, Pakistan Electric Fans Manufacturing Association	Member
Any other technical representative co-opted by the convener	Member

To ensure transparent, merit-based recruitment of personnel for the Material Testing Laboratories in Sambrial, a **Project Hiring Committee** will be constituted. This committee will oversee the hiring process, ensuring that qualified professionals are selected in alignment with the project's objectives and technical requirements.

Project Hiring Committee Composition	
Secretary, Industries, Commerce, Investment Department (ICID)	Convener
CEO, The Urban Unit	Member
Senior Representative, UNIDO	Member
Program Lead/ Coordinator, The Urban Unit	Member

18. PROJECT COST: (BEFORE PRE-PDWP)

(Rs. In Million)

Description	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Total
Basic Pay	62.52	159.559	152.912	92.523	105.317	572.832
Consultant based Exploratory Operation	29.486	14.00	2.00	0	0	45.487
Rent for Office building	51.558	57.547	64.235	31.536	35.320	240.197
Motor Vehicles	14.4	0	0	0	0	14.40
Purchase of IT equipment	85.185	0	0	0	0	85.185
Purchase of Furniture and Fixture	0.78	0	0	0	0	0.78
Consultant Services and Training	230.00	305.00	85.00	170.00	0	790.00
Repair and Maintenance of Building and Structure	200.414	0	0	0	0	200.414
Others	13.487	10.722	6.082	5.881	2.813	38.986
Total	687.831	546.829	310.231	299.940	143.450	1988.281

19. COMPARATIVE SUMMARY OF COST ESTIMATES:

Department has submitted revised PC-I at the cost of Rs. 1731.213 million in compliance of the decisions of Pre-PDWP. The comparative statement indicating difference before and after Pre-PDWP is as under;

(Rs. In Million)

Description	Total Cost (Before Pre-PDWP)	Total Cost (After Pre-PDWP)	Difference
Basic Pay	572.832	629.205	56.373
Consultant based Exploratory Operation	45.487	16.00	-29.487
Rent for Office building	240.197	0	-240.197
Motor Vehicles	14.40	7.20	-7.2
Purchase of IT equipment	85.185	77.427	-7.758
Purchase of Furniture and Fixture	0.78	0	-0.78
Consultant Services and Training/UNIDO	790.00	790.00	0
Repair and Maintenance of Building and Structure	200.414	115.195	-85.219
Others Contingency@2%	38.986	33.951	-0.041
Operational Expense	-	62.232	62.232
Goods and Commodities	-	0	0
Total	1988.281	1731.213	-257.076

20. FINANCIAL PLAN:

(Rs. In Million)

Description	2024-25	2025-26	2026-27	2027-28	2028-29	Total	Remarks
Basic Pay	39.84	557.077	32.288	0	0	629.205	Detailed break-up of HR for Urban Unit is in Annex A.
Consultant Services and Training/ UNIDO	790	0	0	0	0	790	Details at Annex-B
Purchase of IT Equipment	77.43	0	0	0	0	77.43	Detailed break-up of Procurement of Goods & Services is at Annex-C.
Motor Vehicles	7.20	0	0	0	0	7.20	
Need Based Consultancy	10	4	2	0	0	16	
Goods and Commodities	0	0	0	0	0	0	Details at Annex-D
Repair & Maintenance of Building & Structure	115.195	0	0	0	0	115.195	
Operational Expenses	2.5	15.344	17.185	12.832	14.371	62.232	Details at Annex-E
Others Contingency@2%	20.843	11.528	1.03	0.26	0.29	33.951	-
Total	1063.008	587.949	52.503	13.092	14.661	1731.213	

21. COMPLIANCE OF PRE-PDWP:

Pre-PDWP meeting was held on 13.01.2025 under the chairmanship of Chief Economist, P&D Board. The compliance status on the deliberations of Pre-PDWP is as under;

S#	Pre-PDWP Deliberations	Urban Unit's Response	Remarks
1.	During the signing of the Trust Fund Agreement with UNIDO, all caveats with clear roles and responsibilities will be included in the agreement to ensure smooth project implementation.	All roles and responsibilities will be included in detail in the Trust Fund Agreement (TFA). The same shall be signed by P&D Board and approved by the competent authority.	The Trust Fund Agreement (TFA) to be signed by Industries Department.
2.	The PC-I shall be revisited in terms of scope, structure, and roles/responsibilities of UNIDO, Urban Unit, and ICI&SD Department.	Necessary revisions are made and incorporated in the revised PC-I.	Noted
3.	The HR costs of the project will be reviewed and rationalized.	HR costs for the PMU have been reduced, however HR costs for Sambrial Lab are checked again and proposed in the revised PC-I.	Urban Unit has proposed HR for operationalization of the proposed labs being established for surgical instruments and electrical appliances. During the Pre-PDWP meeting and subsequent meetings with the Urban Unit in the office of Chief Economist, P&DB, It was observed that the actual requirement shall be clear once the overall design of this lab and equipment / machinery is finalized by UNIDO. Therefore, the operational HR at this point of time cannot be precisely identified, nor the JDs. Positions, qualifications and experience provided in the PC-I might not be fitting in the subsequent execution stage. Considering all these issues it is proposed that HR requirements, their JDs, qualification and experience may also be left to the job of the UNIDO, so that after establishment of the Laboratory, the operations might not suffer due to insufficiency of the HR or their incapability to manage the operations. Further, it was

S#	Pre-PDWP Deliberations	Urban Unit's Response	Remarks
			agreed to make a lump sum provision for HR and its training in the PC-I. Subsequently, UNIDO will work out details of the requirements of the HR, number of positions with nomenclature, their JDs, qualifications, and experience, then accordingly the positions shall be brought before the PDWP for clearance and approval of the pay package.
4.	Role of Urban Unit as executing agency for Civil Works may be justified. The C&W Department may be consulted regarding civil works, and cost estimates of civil works shall be vetted accordingly.	<p>The Urban Unit has the capacity and capability to plan and execute civil works and other allied works related to the said scheme. The Urban Unit has prepared an engineering/rough cost estimate for the presented PC-I.</p> <p>The estimate is primarily based on MRS (1st Bi-Annual 2025), while for non-scheduled items, a detailed rate analysis has been performed. After PC-I approval, the services of a renowned consultant may be hired for detailed drawings and other specifications, along with resident supervision at the Sambrial Lab.</p>	To be decided by PDWP.
5.	The provision of Rs. 45.486 million for "Consultant-based Exploratory Operation" may be deleted and Need-Based Consultancy, with rationalized cost, may be added.	The two consultancies initially mentioned in the project cost have been removed, and as per suggestion, need-based consultancy of Rs. 20 million has been added.	Noted
6.	The provision for administrative costs amounting to Rs. 240.196 million may be justified and only rationalized cost limited to Sambrial Lab only may be provisioned.	The revised PC-I specifies that there is zero administrative cost for the Urban Unit, with costs limited solely to Sambrial Lab.	The Urban Unit has re-submitted PC-I, removing cost from the "Administrative Cost" head and reallocating PKR 102 million under the head of Urban Unit's HR. During a subsequent meeting, it was observed that the detailed cost of the Urban Unit team was provisioned for the management and

S#	Pre-PDWP Deliberations	Urban Unit's Response	Remarks
			<p>implementation of the entire project. It was advised that instead of providing a detailed cost breakdown, a lump sum provision may be made in the PC-I. This would give Urban Unit a flexibility in order to manage the affairs to implement and execute the project. However, Urban Unit had to pay PRA tax @ 15% over and above the management cost provided in the PC-I. This way additional cost @ 15% PRA tax needs to be provisioned in the costs.</p> <p>The other option was to provide funds on the basis of HR to be engaged by the Urban Unit to manage the affairs to implement and execute the project. In this regard, review of the HR, provisioned in the PC-I was made. After detailed deliberations, the HR was rationalized, nomenclature of some posts was revised as well as pay package of some posts. In this case HR specific to project shall be engaged by Urban Unit. The decision was left to PDWP in this regard.</p>
7.	Sponsoring Agency shall be Industries Department rather than P&D Board.	Necessary revisions are made and incorporated in the revised PC-I.	Noted.

22. OBSERVATIONS OF TECHNICAL SECTION & CONSULTANT (ID) P&DB:

S#	Observations of Technical Wing	Urban Unit's Response	Remarks
1.	Item / priority wise break-up of renovation items to be carried out	Provided (Annex-G)	Noted
2.	The provision of non-schedule items is very huge in the attached estimate, be rationalized and shared accordingly in light of MRS items.	Initial rough cost estimate of Infrastructure part of PC-I, which was initially based 2 nd bi-annual MRS 2024, has now been completely revised based on latest 1 st Bi-Annual MRS 2025. Estimate of MRS items is considerably increased (as compare to the initially submitted	UNIDO vetted specifications for scope of work be shared.

S#	Observations of Technical Wing	Urban Unit's Response	Remarks
		<p>estimate). Now only those items/activities which are not included in the latest 1st Bi-Annual MRS 2025 has been considered as non-scheduled items and for these Non-MRS / Non-Scheduled items and activities the detailed rate analysis has also been provided.</p> <p>MRS Items Estimate = 44,435,266.80 (44.44 Million PKR)</p> <p>Non-MRS Items Estimate = 58,607,428.00 (58.61 Million PKR)</p> <p>Total Engineering Estimate = 103,042,694.80 (103.043 Million PKR)</p> <p><i>Above estimates are without tax, contingencies, and UNIDO cushion</i></p>	
3.	Pictorial evidence, clearly demonstrating different features of the building to be renovated, may be provided, highlighting the current status.	Provided (Annex-G)	Noted
4.	Scope of work proposed to be carried out should be narrated clearly.	<p>The scope of infrastructure and renovation works will primarily comprise the following disciplines:</p> <ul style="list-style-type: none"> • Civil Works & Allied Works, • Public Health Works & Allied Works, • Electrical & Allied Works, • Fire Fighting Works, • Furniture, and • Others Works, and etc. <p>Details are provided item-wise in the rough cost estimate for the proposed PC-I.</p>	Noted
5.	Structure stability report to be shared.	<p>The existing lab building has been thoroughly and meticulously inspected. During the technical visit, cracks, deformations, deflections in the structural components, settlements, subsidence, and deteriorations were found and observed. Hence, further testing and structural evaluation are deemed neither essential nor necessary. However, if the Technical Wing of the P&D Board directs otherwise, a Structural Stability Report will be obtained through the proper procurement of a qualified consultant or firm. This service may typically require three months to complete the scope and obtain the Structural Stability Report.</p>	Technical Wing of P&D Board is of the view that BRS report for structure stability be sought.

S#	Observations of Technical Wing	Urban Unit's Response	Remarks
6.	Existing incomplete building was executed by C&W Department, therefore, completion certificate / no liability certificate may be obtained from C&W Department to avoid claims of original contractors, which will not be assessed after completion of this building.	<ul style="list-style-type: none"> • Noted. • Completion certificate no liability certificate shall be requested from C&W Department to avoid claims of original contractors. • Furthermore this Scheme is a new scheme as per current ADP FY. 	Compliance awaited up to the extent of no liability certificate from C&W Department.
7.	C&W Department is executing agency under Rules of Business 2016 for construction of building in all Departments of Government of Punjab. Mandate of Urban Unit in this regard may be clarified.	<ul style="list-style-type: none"> • The matter was discussed at meeting of Chairman P&D Board, CEO The Urban Unit, and Chief Economist. It was decided that The Urban Unit shall hire services from the market and utilize its expertise to complete the said Scheme. • It was also decided that The Urban Unit will get the structural assessment and renovation/completion work reviewed by Chief Technical of P&D Board. • For this purpose, meetings were held and the revisions in the rough cost estimates and assessments were made by Infrastructure Team of The Urban Unit, • It is pertinent to add that The Urban Unit has experience of planning and executing the infrastructure projects e.g. STD Project Sahiwal, Soon Valley Tourism Project Khushab, Murree Mall Road Renovation and Façade Development, GPO Murree Renovation, and Government House Murree. • Recently The Urban Unit is executing Rainwater Harvesting Project in Murree District. The Urban Unit is also executing TPV tasks as well. • Aforesaid achievements further strengthen the role of The Urban Unit in such projects and utilize its capability and expertise. 	PDWP to deliberate and decide.
8.	Original construction / architectural drawings may be obtained from Chief Architect Punjab to complete balance work as	<ul style="list-style-type: none"> • Initial drawings and design based on which the Lab Building was envisaged and partially constructed, by C&W Department, are fifteen (15) years old. • Hence, during the two detailed technical visits paid at existing Lab Building during January 	Original Drawings may be obtained for record purpose.

S#	Observations of Technical Wing	Urban Unit's Response	Remarks
	per original approved drawings.	<p>2025 fresh and contemporary requirements are surfaced to complete the balance works.</p> <ul style="list-style-type: none"> • These modern requirements may only be managed through the latest MRS 2025. To further support design 1% charges are placed in the estimated for fulfilling the fresh technical and architectural requirements until the completion. • For reference purposes original construction/architectural drawings shall also be obtained from the Chief Architecture Office Lahore, while the Lab Building shall be completed as per the contemporary, international and modern requirements based on MRS 1st Bi-Annual 2025. 	
9.	Details of lump sum provision, may be given.	<ul style="list-style-type: none"> • Lump-sum activities are always minor in scope and difficult to exactly calculate and estimate until the detailed drawings are developed. • Furthermore only a few lump-sum activities are present in the engineering estimate that impart minimal share of cost in it. Upon having detailed drawings these lump-sum activity shall be elaborated further. 	Compliance awaited.
10.	Consultancy charges may be reduced to 2% (supervision) and 0.5% for improvement of design of existing building.	<ul style="list-style-type: none"> • Consultancy charges has been reduced to 2% (supervision), while 1% has been adjusted/incorporated for improvement in design and detailing requirements. 	Noted
11.	Provision of split units may be justified.	<ul style="list-style-type: none"> • Initially Cassette Type Air Conditioners were envisaged but for economizing/reducing the estimate, now only Split Type 1.5 Ton Air Conditioners are introduced to install. • Furthermore these Split Type 1.5 Ton Air Conditioners will only be provided in the 10 lab rooms where humidity and temperature control is mandatory due to nature of work. Few ACs are also provided for Manager Offices. 	Noted
12.	PC-I may be corrected on MRS 1 st Bi-annual 2025.	<ul style="list-style-type: none"> • Cost of building renovation has been corrected as per MRS 1 Bi-Annual 2025. MRS references has been provided throughout the rough cost estimate. 	Noted

RECOMMENDATIONS:

The PC-I at the cost of Rs.1731.213 million is placed before PDWP with following recommendations;

- i. Role of Urban Unit as executing agency for Civil Works may be decided by the PDWP.
- ii. UNIDO vetted specifications for scope of infrastructure be shared with Technical Wing of P&D Board, vis-à-vis non-schedule items.
- iii. BRS report for structural stability of existing incomplete building may be shared with Technical Wing of P&D Board.
- iv. Existing incomplete building was executed by C&W Department. Its completion certificate / no liability certificate may be obtained from C&W Department to avoid claims of original contractors and C&W Department and same may be shared with P&DB.
- v. HR requirements for lab operations, their JDs, qualification and experience may be finalized upon establishment of the Laboratory. This may be finalized in consultation with UNIDO upon finalization of equipment and technology. A lump sum provision for HR and its training may be made in the PC-I. HR shall later be presented to PDWP for clearance of posts and approval of the pay package.
- vi. In terms of management of the Project by Urban Unit either of the proposals may be considered and approved by PDWP:
A lump sum provision may be made in the PC-I. This would give Urban Unit a flexibility in order to manage the affairs and to execute the project. However, Urban Unit would additionally require funds in terms of PRA tax @ 15%, over and above the management cost provided in the PC-I;
or
Positions given in the PC-I by the Urban Unit may be cleared approved along with pay package, qualification and experience. In this case, Urban Unit will hire and place the HR specifically for the Project.
- vii. Role of Industries Department may be clearly defined in the PC-I, since it is sponsoring agency and subsequently be responsible for operations after completion of the project.
- viii. Sustainability model and smooth transition of project from development to non-development may be provided in the PC-I.
- ix. Instead of constituting two separate committees for execution of the project i.e. Project Steering Committee (PSC) and Program Coordination Committee (PCC), only one committee may be constituted and Secretary, IC&I Department to chair the Committee while CEO, Urban Unit may be the Secretary of the Committee.

HUMAN RESOURCE FOR URBAN UNIT

Sr.	Designation	PPS	Salary	No of Resources	Salary of Resources					Total
			Monthly		Y1	Y2	Y3	Y4	Y5	
1	Program Lead	11	750,000	1	9,000,000	10,080,000	11,289,600			30,369,600
2	Program Coordinator	9	450,000	1	5,400,000	6,048,000	6,773,760			18,221,760
3	Specialist Infrastructure	9	450,000	1	5,400,000					5,400,000
4	Senior Research Analyst Civil Engineer	8	250,000	1	3,000,000					3,000,000
5	Senior Research Analyst Electrical Engineer	8	250,000	1	3,000,000					3,000,000
6	Manager Procurement	8	275,000	1	3,300,000	3,696,000	4,139,520			11,135,520
7	Project Implementation Officer	7	155,000	2	3,720,000	4,166,400	4,666,368			12,552,768
8	Technician Electro Mechanical Equipment	6	125,000	1	1,500,000	1,680,000				3,180,000
9	Assistant Manager Accounts	6	135,000	1	1,620,000	1,814,400	2,032,128			5,466,528
10	Assistant Manager IT	6	125,000	1	1,500,000	1,680,000	1,881,600			5,061,600
11	Administration Officer	5	100,000	1	1,200,000	1,344,000	1,505,280			4,049,280
12	Project Officer/ Draftsman	4	100,000	1	1,200,000					1,200,000
	Subtotal				39,840,000	30,508,800	32,288,256			102,637,056
	Lumpsum 526,568,520 for Lab HR to be finalized by UNIDO									526,568,520
	Grand Total									629,205,576

Detailed eligibility criteria and job descriptions are at **Annex-F**.

CONSULTANT SERVICES AND TRAINING/ UNIDO COMPONENT

Items	Description	Year 1	Total Amount (Million)
Technical Assistance in Project Planning	<p>Technical assistance: Lab design & Specifications: UNIDO will prepare design and detailed cost estimation. Market linkages & Global Best practices: UNIDO will provide insight into global testing trends, develop linkages with international labs and best practices to ensure the lab remains competitive and can cater to international clients. Quality Assurance & Compliance: UNIDO will provide guidance on lab's testing procedures, SOPs and international quality standards (ISO, IEC) for electrical fans/ home appliances, and surgical instruments testing. Accreditation Support: Assistance in getting international accreditations and certifications for all testing in the lab including ISO 17025. Research & Development: UNIDO will help facilitate research initiatives that explore innovative testing methods or materials, particularly for key industries identified. Partnerships with Global Labs: Establish connections with international material testing labs for knowledge exchange and collaborative research.</p>	390.00	390.00
Procurement of Technology & Equipment: Procurement of modern testing machinery that aligns with international standards, helping the lab stay at the forefront of technological advancement.	<p>Technology Transfer: Access to State-of-the-Art Equipment: UNIDO will facilitate the procurement and commissioning of modern testing machinery that aligns with international standards, helping the lab stay at the forefront of technological advancement</p>	400.00	400.00
		790.00	790.00

GOODS AND SERVICES

Sr	Nature of Items	Category	Item Description	Intended Users	Specs	Unit Cost	Quantity					Year-Wise Financial Outlay					Total
							Y1	Y2	Y3	Y4	Y5	Y1	Y2	Y3	Y4	Y5	
1	Goods	Vehicles	Car 1300cc	Technical (Project Specific)	Engine: 1300cc Fuel Type: Petrol/Diesel Transmission: Automatic, Seating Capacity: 5 Safety Features: Airbags, ABS	7,200,000	1					7,200,000					7,200,000
2	Goods	IT Equipment	IT Equipment - Supply & Install Items (Lab Specific)	Technical (Urban Unit)		Details attached at Annex - ↓						77,427,164					77,427,164
3	Services	Consultancy	Need-based Consultancies	Technical (Urban Unit)		2,000,000	5	2	1			10,000,000	4,000,000	2,000,000			16,000,000
Total												94,627,164	4,000,000	2,000,000			100,627,164

CIVIL WORKS

Sr	Nature of Items	Category	Intended Users	Cost (Rs. In Million)
1	Civil Works - Non Consultancy	Civil Works	Technical (Project Specific)	42.438
2	Civil Works - Non Consultancy	Electrical & Mechanical Works	Technical (Project Specific)	35.848
3	Civil Works - Non Consultancy	Furniture & Fixtures	Technical (Project Specific)	14.312
4	Civil Works - Non Consultancy	Fire Fighting Works	Technical (Project Specific)	3.174
5	Civil Works - Non Consultancy	PHE Works	Technical (Project Specific)	3.605
6	Civil Works - Non Consultancy	Other Works	Technical (Project Specific)	2.238
7	Sub Total (A)			101.616
8	B [Contingency Charges @ 3%]			3.048
9	Sub-Total (A+B)			104.664
10	Consultancy Cost @ 3% Design 1% and Resident Supervision 2%			3.140
11	5% PST Tax			5.390
12	Miscellaneous Works (Civil/Elect/Mech/PHED/Planatation/IT/Others) based on UNIDO Specifications and Recomendadtions			2.00
		Grand Total Civil Works		115.194

OPERATIONAL EXPENSES

Sr	Category	Expenditure Description	Year-Wise Financial Outlay					Total
			Y1	Y2	Y3	Y4	Y5	
1	Communication	Advertisement Expenses		750,000	840,000	627,200	702,464	2,919,664
2	Communication	Internet Expenses		120,000	134,400	100,352	112,394	467,146
3	Communication	Postage and Courier		120,000	134,400	100,352	112,394	467,146
4	Communication	Telephone Expense		144,000	161,280	120,422	134,873	560,575
5	Kitchen Expenses	Kitchen Expenses		600,000	672,000	501,760	561,971	2,335,731
6	Other Expenses	Legal Charges, Subscription etc.		250,000	280,000	209,067	234,155	973,221
7	Other Expenses	Legal Documents Fee		200,000	224,000	167,253	187,324	778,577
8	Other Expenses	Office Supplies		1,250,000	1,400,000	1,045,333	1,170,773	4,866,107
9	Other Expenses	Other Expenses		750,000	840,000	627,200	702,464	2,919,664
10	Repair & Maintenance	R&M - Computer		500,000	560,000	418,133	468,309	1,946,443
11	Repair & Maintenance	R&M - Electric		500,000	560,000	418,133	468,309	1,946,443
12	Repair & Maintenance	R&M - Furniture and Fixture		250,000	280,000	209,067	234,155	973,221
13	Repair & Maintenance	R&M - Janitorial Services		960,000	1,075,200	802,816	899,154	3,737,170
14	Repair & Maintenance	R&M - Motor Vehicle		500,000	560,000	418,133	468,309	1,946,443
15	Repair & Maintenance	R&M - Office Equipment		1,000,000	1,120,000	836,267	936,619	3,892,885
16	Repair & Maintenance	R&M - Others		250,000	280,000	209,067	234,155	973,221
17	Repair & Maintenance	Renovation Works		500,000	560,000	418,133	468,309	1,946,443
18	Printing & Stationery	Stationery Expenses		500,000	560,000	418,133	468,309	1,946,443
19	Printing & Stationery	Printing Expenses		1,000,000	1,120,000	836,267	936,619	3,892,885
20	Subscriptions & Licenses	Subscription Fee		500,000	560,000	418,133	468,309	1,946,443
21	Travelling & Accomodation	Fuel Expense		2,700,000	3,024,000	2,257,920	2,528,870	10,510,790
22	Travelling & Accomodation	Accommodation		1,500,000	1,680,000	1,254,400	1,404,928	5,839,328
23	Training & Development	Training Expense		500,000	560,000	418,133	468,309	1,946,443
24	Laptops	5 Intel Core i7, 12th Gen, 16GB RAM, 512GB SSD, 15.6-inch FHD display laptops	2,500,000					2,500,000
			2,500,000	15,344,000	17,185,280	12,831,676	14,371,477	62,232,433

MANPOWER REQUIREMENT

ANNEX-F

The following job descriptions outline the positions for the Project Management Unit (PMU) at The Urban Unit:

Sr.	Designation	PPS	Salary	Minimum Academic Qualification	Minimum Relevant Experience	Job Description
1	Program Lead	11	750,000	Minimum 16 Years of Education in Economics or Development/International Economics/ Urban Development or related discipline from HEC recognized institution	a) At least 12 years of relevant professional experience in sectoral studies including a minimum of five years' experience of working at managerial/lead position.	<ul style="list-style-type: none"> • Strong leadership, analytical, and decision-making abilities. • Proven track record in economic and urban development projects, feasibility studies, and stakeholder coordination. • Responsible for administering the project activities as per defined TORs of the Scheme. • Interact with the stakeholders to present a work plan, methodology to be adopted to conduct feasibility study. • Submit and present Inception Report to the Project Steering Committee. • Holds focused group meetings with the relevant stakeholders in public and private sectors • Guide and monitor working and progress of project team members deputed to perform different activities for execution of the project. • Identify potential risks and challenges affecting project implementation and develop mitigation strategies.
2	Program Coordinator	9	450,000	Minimum 16 Years of education/ Bachelors in Social Sciences and a Masters Certificate in Supply Chain Management	At least 7.5 years of relevant experience	<ul style="list-style-type: none"> • Oversee/ team lead on material testing lab project. • Oversee all progress throughout workplan/ Implementation plan from inception to completion. • Identify and mitigate potential risks and bottlenecks to ensure timely and successful project completion. • Develop strategies to promote economic growth and sustainability within the region. • Analyze economic trends and data to advice on policy and investment opportunities. • Coordinate with government and private sector stakeholders to implement development projects. • Prepare reports and presentations to communicate economic development plans to various audiences.

Sr.	Designation	PPS	Salary	Minimum Academic Qualification	Minimum Relevant Experience	Job Description
						<ul style="list-style-type: none"> • Supervise the project team to perform different components of the scheme and evaluate the findings for each aspect of the TORs of the scheme. • Provide strategic recommendations to enhance industry competitiveness and foster innovation in material testing capabilities. • Proven ability to coordinate multi-stakeholder projects and manage cross-functional teams. • Excellent analytical, communication, and report-writing skills.
3	Specialist Infrastructure	9	450,000	Minimum 16 years of Education/ B.Sc./BE/BS Civil Engineering OR M.Sc./ME/MS Civil Engineering from HEC recognized University.	5-7 years (For 16 Years Education) OR 3-5 Years (For 18 Years Education)	<ul style="list-style-type: none"> • Plan, execute, and monitor civil works projects, ensuring alignment with budgets and timelines. • Enforce quality control and safety protocols, conducting regular inspections to ensure adherence to standards. • Oversee procurement, optimize resource use, and manage project budgets effectively. • Identify risks early and address challenges promptly to minimize delays. • Assist in obtaining certifications, providing resources and guidance. • Update clients and senior management on project progress, preparing clear and concise reports.
4	Senior Research Analyst Civil Engineer	8	250,000	Minimum 16 Years of Education/ B.Sc/BE/BS Civil Engineering Or M.Sc/ME/MS Civil Engineering from HEC recognized University	1-3 Years (For 16 Years Education) OR 0-2 Years (For 18 Years Education)	<ul style="list-style-type: none"> • Planning and monitoring for civil works at Site and Plants • Plan and monitoring for testing lab civil works, renovation and revamping works etc. • Plan and monitoring for advance infrastructure Projects. • Work with infrastructure specialist for maximizing output. • Monitor for infrastructure project activities. • Managing drawings & document control. • Review of civil works drawings and layouts. • Review of invoices, BOQ/cost estimates, and rate analysis. • Preparation and study of reports pertaining to infrastructure activities. • Support in procurement of constructional materials • i.e. receiving, issuance & returning of items.


Sr.	Designation	PPS	Salary	Minimum Academic Qualification	Minimum Relevant Experience	Job Description
						<ul style="list-style-type: none"> • Frequent site visits to ensure QA/QC, progress monitoring, verify Consultant & Contractor invoices/bills and holding meetings. • Managing occupational health & safety at Sites. Assuring discipline, cleanliness, and housekeeping. • Help in conducting training for site staff.
5	Senior Research Analyst Electrical Engineer	8	250,000	Minimum 16 Years of Education/ B.Sc/BE/BS Electrical Engineering Or M.Sc/ME/MS Electrical Engineering from HEC recognized University	1-3 Years (For 16 Years Education) OR 0-2 Years (For 18 Years Education)	<ul style="list-style-type: none"> • Planning for electrical works, equipment & tools, and other installations at infrastructure projects. • Planning for various electrical operations. • Review of electrical designs, drawings, and layouts. • Preparing and developing electrical design, layouts and x-sections. • Use of AutoCAD and other electrical softwares. • Installation of electrical equipment at testing labs and other electrical infrastructure. • Inspection of electrical infrastructure, lab equipment and electrical fittings. • Collaborate with multi-disciplinary engineering teams, and work with client, consultant, vendors and contractors. • Ensure project timeline is met. • Performing installations, maintenance and repairs of electrical equipment. • Developing preventive maintenance programs and support project team. • Guiding the subordinate and workers regarding proper use of tools and machines and testing equipment. • To carry out day to day office documentation regarding the projects. • Preparing reports related with electrical progress and issues. • Review of invoices, BOQ/cost estimates, and rate analysis. • Frequent site visits to ensure QA/QC, progress monitoring. • Plan, conceptualize, and create electrical designs for new products. • Regular Operational & Maintenance of the Plant. • Develop testing processes, and perform testing and validation of new designs. • Create and review technical drawings, plans, and specifications using computer software.

Sr.	Designation	PPS	Salary	Minimum Academic Qualification	Minimum Relevant Experience	Job Description
						<ul style="list-style-type: none"> Monitoring of the electrical equipment e.g. motor & pumps energy efficiency & maintain it at optimum level for achieving higher efficiency.
6	Manager Procurement	8	275,000	Minimum 16 Years of education /Master's degree in Supply Chain Management, Logistics, Business Administration from HEC recognized institution	8 years of experience in procurement or supply chain management	<ul style="list-style-type: none"> Develop procurement strategies that are inventive and cost-effective. Manage and mentor a team of procurement officers. Negotiate with suppliers to secure advantageous terms. Review existing contracts and vendor performance to promote and implement cost-effective solutions.
7	Project Implementation Officer	7	155,000	Minimum 16Years of education/Master's degree in Economics or related field from HEC recognized institution.	1-3 years of experience in economic development research or related projects.	<ul style="list-style-type: none"> Conduct thorough analysis on economic development trends, draft reports and policy recommendations, and collaborate with stakeholders on sustainable economic strategies. Provide insights into market dynamics and socioeconomic impacts of various development projects. Support the Program Coordinator in executing project activities, ensuring alignment with strategic objectives and timelines. Develop frameworks for monitoring economic development indicators and assessing project impact. Excellent communication, report-writing, and presentation abilities. Develop implementation roadmaps and work plans to ensure timely and effective project execution.
8	Technician Electro Mechanical Equipment	6	125,000	Minimum 16 years of education in Electro Mechanical Technology or related field from HEC recognized university.	2-4 years of experience working with electro mechanical systems in a lab or industrial setting	<ul style="list-style-type: none"> O&M of Electro-Mechanical Equipment Electro-Mechanical energy Audit Cost and estimations of pumping machines. Design, Installation, Testing and O&M. Implementation of preventative maintenance plans

Sr.	Designation	PPS	Salary	Minimum Academic Qualification	Minimum Relevant Experience	Job Description
9	Assistant Manager Accounts	6	135,000	Minimum 16 Years of education /Bachelor's degree in Accounting, Finance from HEC recognized University	5 years of accounting or finance experience	<ul style="list-style-type: none"> • Manage accounting records, evaluate and manage risk, ensure compliance with regulations. • Create financial statements and monitor financial details. • Supervise accounts staff, oversee budgeting, and help the organization make financial decisions.
10	Assistant Manager IT	6	125,000	Minimum 16 Years of education /Bachelor's degree in Information Technology, Computer Science from HEC recognized institution	5 years of IT management experience	<ul style="list-style-type: none"> • Oversee and determine timeframes for major IT projects including system updates, upgrades, migrations, and outages. • Manage and report on allocation of IT budget. • Provide direction for IT team members.
11	Administration Officer	5	100,000	Minimum 16 Years of education /Bachelor's degree in Business Administration from HEC recognized institution	3 years of administrative experience	<ul style="list-style-type: none"> • Manage office supplies stock and place orders. • Prepare regular reports on expenses and office budgets. <p>Organize a filing system for important and confidential company documents.</p>
12	Project Officer/ Draftsman	4	100,000	Minimum 16 years of Education/ Draftsman Diploma (2D+3D) OR AutoCAD (2D+3D) related Professional Courses OR DAE Civil / B.Tech. Civil from HEC recognized University	02-07 Years	<ul style="list-style-type: none"> • To develop Computer-Aided Design (CAD) drawings for various Infrastructures using Autodesk's AutoCAD software. • To design 2D and 3D models of engineering infrastructures. • Develop submission infrastructure drawings • Revise and update technical drawings • Create as-built drawings on AutoCAD • Calculate dimensions and material requirements • Review infrastructure drawings (plumbing, electrical, and architectural etc.) • Maintain notes, design calculations and other documentation (e.g. drawings, bill of materials etc.) • Other duties as required relating to CAD database Maintenance. • Ability to use 3D Max, Sketch Up and other software's. • Working with architects and engineers • Use MS Office (Excel, WORD) etc. • Frequent site visits

ANNOTATED REPLIES AGAINST OBSERVATIONS OF TECHNICAL WING

S #	Pre-PDWP Comments	Urban Unit's Justifications																																																												
5.	Observations of Technical Wing of P&D Board may be responded in writing by Urban Unit.	<p>i. Item / priority wise break-up of renovation items to be carried out.</p> <p>Summary break-up of renovation items is provided in the table below:</p> <p style="text-align: center;">PC-I Rough Cost Estimate (1st Bi-Annual 2025)</p> <table><tr><th>Sr. No.</th><th>Summary of Works</th><th>Cost (PKR)</th><th>Cost (Million PKR)</th></tr><tr><td>1</td><td>Civil Works & Allied Works</td><td>43,626,683</td><td>43.63</td></tr><tr><td>2</td><td>Public Health Works & Allied Works</td><td>3,398,242</td><td>3.40</td></tr><tr><td>3</td><td>Electrical & Allied Works</td><td>36,033,422</td><td>36.03</td></tr><tr><td>4</td><td>Fire Fighting Works</td><td>3,174,807</td><td>3.17</td></tr><tr><td>5</td><td>Furniture</td><td>14,562,000</td><td>14.56</td></tr><tr><td>6</td><td>Others Works</td><td>2,247,540</td><td>2.25</td></tr><tr><td>7</td><td>Sub-Total (A)</td><td>103,042,695</td><td>103.04</td></tr><tr><td>8</td><td>B - Miscellaneous Works based on UNIDO Specifications and Recommendations @ 15% (B)</td><td>15,456,404</td><td>15.46</td></tr><tr><td>9</td><td>C [Contingency Charges @ 3%]</td><td>3,091,281</td><td>3.09</td></tr><tr><td>10</td><td>D [Sub-Total (D) = A+B+C]</td><td>121,590,380</td><td>121.59</td></tr><tr><td>11</td><td>E [Consultancy Cost @ 10%] Design 5% and Resident Supervision 5%</td><td>12,159,038</td><td>12.16</td></tr><tr><td>12</td><td>F [Sub-Total F= D+E]</td><td>133,749,418</td><td>133.75</td></tr><tr><td>13</td><td>G [7.5% PST Tax]</td><td>10,031,206</td><td>10.03</td></tr><tr><td>14</td><td>H [Grand total (H) = F+G]</td><td>143,780,624</td><td>143.78</td></tr></table> <p>ii. The provision of non-schedule items is very huge in the attached estimate, be rationalized and shared accordingly in light of MRS items.</p>	Sr. No.	Summary of Works	Cost (PKR)	Cost (Million PKR)	1	Civil Works & Allied Works	43,626,683	43.63	2	Public Health Works & Allied Works	3,398,242	3.40	3	Electrical & Allied Works	36,033,422	36.03	4	Fire Fighting Works	3,174,807	3.17	5	Furniture	14,562,000	14.56	6	Others Works	2,247,540	2.25	7	Sub-Total (A)	103,042,695	103.04	8	B - Miscellaneous Works based on UNIDO Specifications and Recommendations @ 15% (B)	15,456,404	15.46	9	C [Contingency Charges @ 3%]	3,091,281	3.09	10	D [Sub-Total (D) = A+B+C]	121,590,380	121.59	11	E [Consultancy Cost @ 10%] Design 5% and Resident Supervision 5%	12,159,038	12.16	12	F [Sub-Total F= D+E]	133,749,418	133.75	13	G [7.5% PST Tax]	10,031,206	10.03	14	H [Grand total (H) = F+G]	143,780,624	143.78
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S #	Pre-PDWP Comments	Urban Unit's Justifications
		<ul style="list-style-type: none">▪ Initial rough cost estimate of Infrastructure part of PC-I, which was initially based 2nd bi-annual MRS 2024, has now been completely revised based on latest 1st Bi-Annual MRS 2025.▪ Estimate of MRS items is considerably increased (as compare to the initially submitted estimate). Now only those items/activities which are not included in the latest 1st Bi-Annual MRS 2025 has been considered as non-scheduled items and for these Non-MRS / Non-Scheduled items and activities the detailed rate analysis has also been provided.▪ MRS Items Estimate = 44,435,266.80 (44.44 Million PKR)▪ Non-MRS Items Estimate = 58,607,428.00 (58.61 Million PKR)▪ Total Engineering Estimate = 103,042,694.80 (103.043 Million PKR) <p><i>Above estimates are without tax, contingencies, and UNIDO cushion</i></p> <p>iii. Pictorial evidence clearly demonstrated different features of the building to be renovating, highlighting the current status.</p> <div data-bbox="422 638 2502 1118"></div>

S #	Pre-PDWP Comments	Urban Unit's Justifications	
			
			

S #	Pre-PDWP Comments	Urban Unit's Justifications	
		 	  

Urban Unit's Justifications		
S #	Pre-PDWP Comments	
		 <p>2025.01.17 15:59</p>
		 <p>2025.01.17 16:06</p>
		 <p>2025.01.17 16:09</p>
		 <p>2025.01.17 16:11</p>

S #	Pre-PDWP Comments	Urban Unit's Justifications	
			
		<p>iv. Scope of work proposed to be carried out should be narrated clearly.</p> <p>The scope of infrastructure and renovation works will primarily comprise the following disciplines:</p> <ul style="list-style-type: none">▪ Civil Works & Allied Works,▪ Public Health Works & Allied Works,▪ Electrical & Allied Works,▪ Fire Fighting Works,▪ Furniture, and▪ Others Works, and etc. <p>Details are provided item-wise in the rough cost estimate for the proposed PC-I.</p>	

S #	Pre-PDWP Comments	Urban Unit's Justifications
		<p>v. Structure stability report to be shared.</p> <p>The existing lab building has been thoroughly and meticulously inspected. During the technical visit, cracks, deformations, deflections in the structural components, settlements, subsidence, and deteriorations were found and observed. Hence, further testing and structural evaluation are deemed neither essential nor necessary. However, if the Technical Wing of the P&D Board directs otherwise, a Structural Stability Report will be obtained through the proper procurement of a qualified consultant or firm. This service may typically require three months to complete the scope and obtain the Structural Stability Report.</p>